



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

February 19, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: CREST ROAD (3) - PARCEL 3-1EX
ASSESSOR PARCEL 7574-020-900
SALE OF SURPLUS PROPERTY
FROM THE COUNTY OF LOS ANGELES TO THE CITY OF ROLLING HILLS
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the fee interest in and to Crest Road, Parcel 3-1EX, to be no longer required for County highway purposes.
3. Authorize the sale of Crest Road, Parcel 3-1EX, to the City of Rolling Hills for \$31,000.
4. Instruct the Chair to sign the Quitclaim Deed and authorize delivery to the City.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to allow the County of Los Angeles (County) to quitclaim its fee interest in Crest Road, Parcel 3-1EX, to the City of Rolling Hills. The quitclaim will resolve an encroachment into the County property by the City.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

The County acquired fee title in and to the subject Parcel 3-1EX at a Delinquent/Tax Deed Sale, for road purposes, in 1967. However, the subject parcel was never incorporated into the County's System of Highways. The property was originally located outside of the City of Rolling Hills. On July 26, 1977, the parcel was annexed into the City. With the property lying within the City's Crest Road entry gateway, the City requested to purchase the property. The City is considered to be the only logical purchaser of this land.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4). The revenue from this transaction will be used for County road purposes.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed \$31,000 selling price represents a negotiated value and settlement between the County and the City, based on a range of market values established by three different appraisals conducted for the sale of this parcel. Each party bore the costs for its own appraisal; however, each party would split the cost of the third appraisal for which the City initially paid for. The County will reimburse the City \$2,100 by deducting the County's shared cost from the sales price. The remaining \$28,900 has been received and deposited into the Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Crest Road, Parcel 3-1EX, is located at the most westerly entry to the City of Rolling Hills, along and adjacent to Crest Road (a private street).

The proposed quitclaim is authorized by California Streets and Highways Code, Section 960. This section provides as follows: "Whenever the board of supervisors determines that any real property, or interest therein, acquired by the county for highway purposes is no longer necessary for those purposes, the county may sell or exchange the real property, or interest therein, in the manner and upon the terms and conditions approved by the board of supervisors."

As required by California Government Code Section 65402(b), notification of the proposed sale was submitted to the City of Rolling Hills Planning Department for its report as to conformance with the adopted General Plan. By letter dated September 20, 2004, it was deemed by the City's Planning Department that the proposed sale will conform with its General Plan, only if it is sold to the City for roadway purposes and no other.

The sale is not considered adverse to the County's purposes. The Quitclaim Deed will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within the class of projects which have been determined to not have a significant effect on the environment in that they meet the criteria specified in Section 15312 of the CEQA Guidelines and Class 12 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

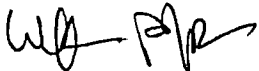
This transaction will eliminate the need to maintain the property and reduce the County's expenses and liability.

The Honorable Board of Supervisors
February 19, 2008
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CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW
PAP:gp

Attachment

c: Auditor-Controller (Accounting Division-Asset Management)
County Counsel
Department of Public Works (Fiscal)

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274

Attention City Manager

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION
27383 OF THE GOVERNMENT CODE.

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
7574-020-900

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF ROLLING HILLS, a municipal corporation, all its right, title, and interest in and to all that real property in the City of Rolling Hills, County of Los Angeles, State of California, described in Exhibit A and shown and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

CREST ROAD VACATION (3)
Parcel 1EX
I.M. 024-157 and 024-177
T.G. 823 (B2)

AH:bw - P:CONF:AH-QD CREST RD VAC (3) 1208

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA

SS.

COUNTY OF LOS ANGELES

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By *[Signature]*
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Resolution No. _____, of the City Council of the City of Rolling Hills, adopted _____, and the grantee consents to the recordation thereof by its duly authorized officer.

By _____

Dated _____

EXHIBIT A


CREST ROAD 3-1EX
(CITY OF ROLLING HILLS)
A.I.N 7574-020-900
T.G. 823-B2
I.M. 024-157 & 024-177
Forth District
M0577001

LEGAL DESCRIPTION

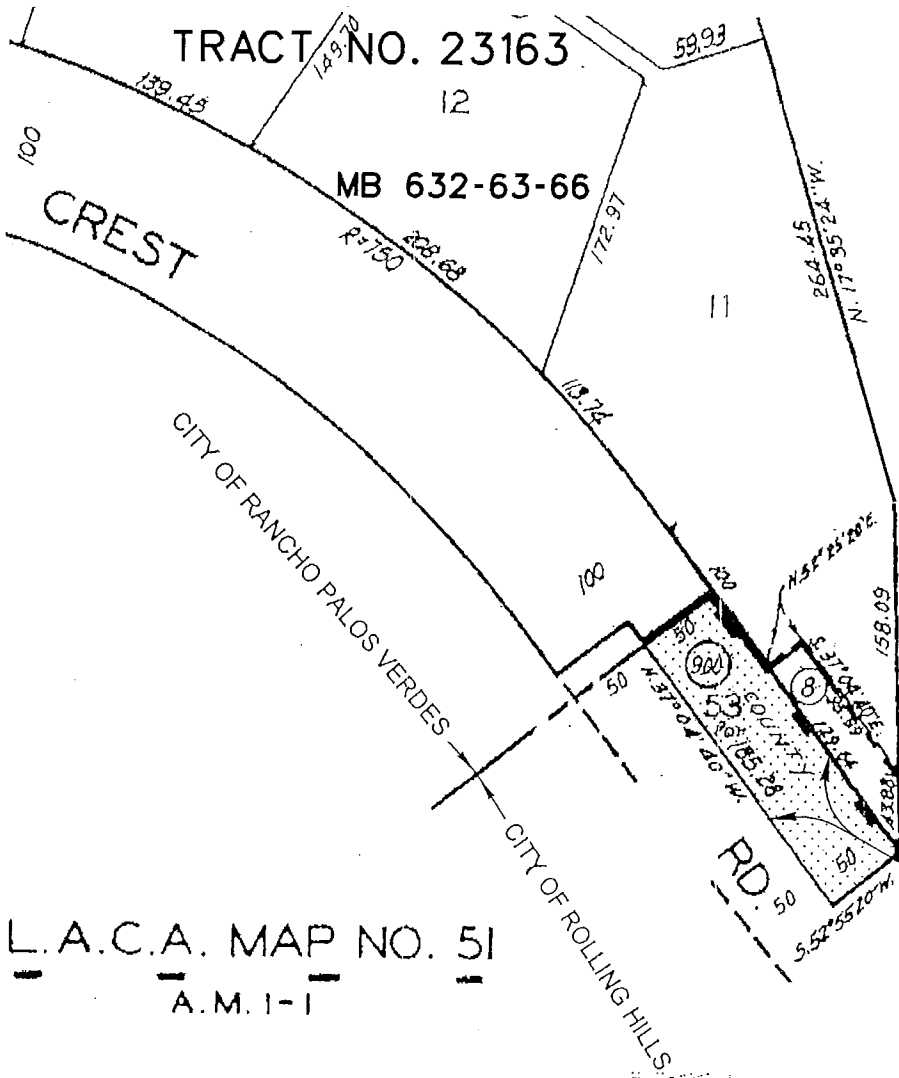
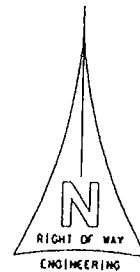
PARCEL NO. 3-1EX (Quitclaim of fee)

That portion of Lot 53, as shown on Los Angeles County Assessor's Map No. 51, filed in Book 1, page 1, of Assessor's Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, more particularly described in Tax deed to County of Los Angeles, recorded on February 2, 1967, as Instrument No. 2762, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Total Area: 9,264 ± square feet

APPROVED AS TO DESCRIPTION
<u>December 31, 2007</u>
COUNTY OF LOS ANGELES
By <u></u>
SUPERVISING CADASTRAL ENGINEER III
Mapping and Property Management Division

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.



TRACT NO. 29206

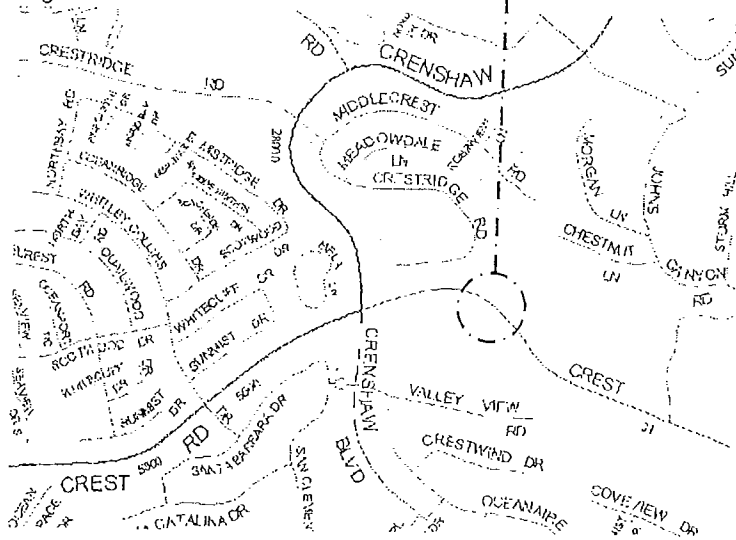
MB 735-44-45

L.A.C.A. MAP NO. 51
A.M. 1-1

3-1EX

SUBJECT
LOCATION

EXHIBIT "B"



LEGEND



Parcel No. 3-1EX

Area = 9264± SF

REVISIONS

- | | | |
|----|----|----|
| 1. | 2. | 3. |
|----|----|----|

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

S.D. 4	R.D. N/A	A.M.B. 7574-020-900	T.G. 823 B/2
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CREST ROAD

DRAWING NO.

SCALE NONE	DATE 12/31/07	I.M. 024-157 & 024-177
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CITY OF ROLLING HILLS

M0577001